

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		EPHING ST, ARLINGTON

OWNERSHIP

Owner 1:	EPSTEIN EDITH				
Owner 2:					
Owner 3:					
Street 1:	44 EPPING ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	CHRESTENSEN MICHAEL P/SHEILA C -		
Owner 2:	-		
Street 1:	44 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
101	One Family		3670		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3670.000	298,600		371,100	669,700
Total Card	0.084	298,600		371,100	669,700
Total Parcel	0.084	298,600		371,100	669,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		402.95	/Parcel: 402.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,600	0	3,670.	371,100	669,700		Year end	12/23/2021
2021	101	FV	288,700	0	3,670.	371,100	659,800		Year End Roll	12/10/2020
2020	101	FV	288,600	0	3,670.	371,100	659,700	659,700	Year End Roll	12/18/2019
2019	101	FV	216,100	0	3,670.	376,400	592,500	592,500	Year End Roll	1/3/2019
2018	101	FV	203,900	0	3,670.	281,000	484,900	484,900	Year End Roll	12/20/2017
2017	101	FV	203,900	0	3,670.	254,400	458,300	458,300	Year End Roll	1/3/2017
2016	101	FV	203,900	0	3,670.	243,800	447,700	447,700	Year End	1/4/2016
2015	101	FV	191,500	0	3,670.	206,700	398,200	398,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2017	768	Heat App	7,000 C				
4/18/2017	428	Addition	340,520 O				
3/29/2017	338	Inter-De	10,500 C				
12/2/2003	1019	Manual	3,000				replace main beam

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2019	Meas/Inspect	DGM	D Mann
7/2/2018	Measured	DGM	D Mann
7/2/2018	Measured	DGM	D Mann
7/2/2018	Permit Visit	DGM	D Mann
10/23/2017	Permit Visit	DGM	D Mann
10/2/2017	Permit Visit	DGM	D Mann
12/18/2008	Meas/Inspect	163	PATRIOT
9/22/2005	MLS	HC	Helen Chinal
3/15/2004	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA:	0.08425	Total SF/SM:	3670	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371.069	Spl Credit	Total:	371.100
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